

103.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

913,700 / 913,700

USE VALUE:

913,700 / 913,700

ASSESSED:

913,700 / 913,700



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		WINDMILL LN, ARLINGTON

## OWNERSHIP

Owner 1:	DUFFY DAVID C & JANINE M	Unit #:
Owner 2:		
Owner 3:		

Street 1: 47 WINDMILL LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:	MAGLIOZZI RAYMOND F--ETAL -
Owner 2:	MAGLIOZZI MONIQUE A -

Street 1: 47 WINDMILL LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## NARRATIVE DESCRIPTION

This parcel contains 12,100 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 3340 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12100		Sq. Ft.	Site		0	70.	0.65	4									548,102						548,100	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										66449
										GIS Ref
										GIS Ref
										Insp Date
										10/10/18

!8221!

## USER DEFINED

Prior Id # 1:	66449
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	22:47:57
LAST REV	
Date	Time
07/08/20	09:29:21
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	365,600	0	12,100.	548,100	913,700	913,700	Year End Roll	12/18/2019
2019	101	FV	273,400	0	12,100.	548,100	821,500	821,500	Year End Roll	1/3/2019
2018	101	FV	273,400	0	12,100.	469,800	743,200	743,200	Year End Roll	12/20/2017
2017	101	FV	273,400	0	12,100.	438,500	711,900	711,900	Year End Roll	1/3/2017
2016	101	FV	273,400	0	12,100.	375,800	649,200	649,200	Year End	1/4/2016
2015	101	FV	260,900	0	12,100.	336,700	597,600	597,600	Year End Roll	12/11/2014
2014	101	FV	260,900	0	12,100.	311,600	572,500	572,500	Year End Roll	12/16/2013
2013	101	FV	260,900	0	12,100.	297,100	558,000	558,000		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGLIOZZI RAYMO	64557-341		11/24/2014		750,000	No	No		
	19145-398		6/1/1988		350,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/10/2018		Inspected							BS	Barbara S		
9/20/2018		MEAS&NOTICE							BS	Barbara S		
6/1/2009		Measured							189	PATRIOT		
10/22/1999		Meas/Inspect							263	PATRIOT		
10/1/1991									PM	Peter M		

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 19 - Ranch	1	Rating: Good		A Bath:	Rating:	STAIRS TO ATC.													
Sty Ht: 1A - 1 Sty +Attic				3/4 Bath:	1	Rating: Average													
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 1 - Concrete				1/2 Bath:	1	Rating: Very Good													
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 1 - Wood Shingle				OthrFix:	Rating:														
Sec Wall: 8 - Brick Veneer	8%																		
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: PEACH																			
View / Desir:																			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Grade: C - Average				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1													
Year Blt: 1953	Eff Yr Blt:			A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Alt LUC:		Alt %:		Fpl: 3	Rating: Average	Other													
Jurisdct:		Fact: .		WSFlue:	Rating:	Upper													
Const Mod:						Lvl 2													
Lump Sum Adj:						Lvl 1													
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Location:		Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 1 - Drywall				Total Units:		Interior:	1	8	3										
Sec Int Wall:		%		Floor:		Additions:													
Partition: T - Typical				% Own:		Kitchen:													
Prim Floors: 3 - Hardwood				Name:		Baths:													
Sec Floors: 6 - Ceramic Tile	20%					Plumbing:													
Bsmnt Flr: 4 - Carpet						Electric:													
Subfloor:						Heating:													
Bsmnt Gar: 2						General:													
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC: 100																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 103.0-0002-0003.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	15X8	A	AV	1980		0.00	T	31.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>			